

Town Board Minutes

The Municipal Review Committee

December 4, 2017

Meeting No. 36

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, acting as the Municipal Review Committee, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 4th day of December 2017, at 6:15 PM and there were:

PRESENT: JOHN ABRAHAM, COUNCIL MEMBER
DAWN GACZEWSKI, COUNCIL MEMBER
RONALD RUFFINO, COUNCIL MEMBER
MATTHEW WALTER, COUNCIL MEMBER
JOHANNA COLEMAN, SUPERVISOR
JOSEPH KEEFE, PLANNING BOARD MEMBER
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER
MELVIN SZYMANSKI, PLANNING BOARD MEMBER
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

ABSENT: NONE

EXCUSED: REBECCA ANDERSON, PLANNING BOARD MEMBER
ANTHONY GORSKI, PLANNING BOARD MEMBER

ALSO PRESENT: DIANE TERRANOVA, TOWN CLERK
KEVIN LOFTUS, TOWN ATTORNEY
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for one (1) action.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY
REVIEW (SEQR) OF THE**

Wreckmaster Training Grounds

The Municipal Review Committee reviewed the Short Environmental Assessment Form on the Wreckmaster Training Grounds matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled “Part 2 Environmental Assessment” which was provided to each member.

PLEASE TAKE NOTICE, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

NAME AND ADDRESS OF LEAD AGENCY

Lancaster Town Board
21 Central Avenue
Lancaster, New York 14086
Kevin Loftus, Town Attorney
716-684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed development is of a parcel involving approximately 6.94 acres.

The location of the premises being reviewed is 5550 Genesee Street, Lancaster, New York 14086, Erie County.

This project is described as the construction of a phased 9,336± sq. ft. building located at 5550 Genesee Street. The building will serve as a training facility and the site includes a storage yard and training yard. The project action includes the installation of an on-site wastewater treatment system and will require a waterline connection.

THE FOLLOWING MOTION WAS OFFERED BY
COUNCIL MEMBER ABRAHAM, WHO MOVED
ITS ADOPTION, SECONDED BY PLANNING
BOARD MEMBER MCCracken, TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Wreckmaster Training Grounds matter identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore recommends that the Town Board finds that there are no significant adverse impacts from the proposed project and issue a Negative Declaration.

REASONS SUPPORTING RECOMMENDATION

- 1.** The proposed action will not create a material conflict with an adopted land use plan or zoning regulations.
- 2.** The proposed action will result in a small change in the use or intensity of use of land. In opposition, Planning Board Member Keefe voted that it resulted in a large impact in the use or intensity of land.
- 3.** The proposed action will result in a small to no impact on the character or quality of the existing community. In opposition, Planning Board Member Keefe voted that it resulted in a large impact on the character or quality of the existing community.
- 4.** The Town of Lancaster has not established a Critical Environmental Area (CEA).
- 5.** The proposed action will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway.
- 6.** The proposed action will not cause an increase in the use of energy or fail to incorporate reasonably available energy conservation or renewable energy opportunities.
- 7.** The proposed action will not impact existing public/private water supplies or public/private wastewater treatment utilities.
- 8.** The proposed action will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources.
- 9.** The proposed action will not result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora or fauna).
- 10.** The proposed action will result in a small increase in the potential for erosion, flooding or drainage problems.
 - It is noted that the action is going into a 100 year flood plain.
 - Also noted, the storm water runoff from the proposed facility will go to a sand filter and a bioretention area.
- 11.** The proposed action will not create a hazard to environmental resources or human health.
 - In Wreckmaster's August 24, 2017 letter to the Town Board they noted that vehicles will be drained of all fluids and will be tipped only three to four times a year.

BE IT FURTHER

RESOLVED, that the MRC's recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER GACZEWSKI	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER WALTER	VOTED	YES
SUPERVISOR COLEMAN	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	WAS ABSENT	
PLANNING BOARD MEMBER GORSKI	WAS ABSENT	
PLANNING BOARD MEMBER KEEFE	VOTED	NO
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCRACKEN	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The Motion to Recommend was thereupon adopted.

December 4, 2017

ADJOURNMENT:

ON MOTION OF PLANNING BOARD CHAIRMAN CONNELLY
AND SECONDED BY COUNCIL MEMBER WALTER FOR ADJOURNMENT OF THE
MEETING, which resulted as follows:

COUNCIL MEMBER ABRAHAM	VOTED	YES
COUNCIL MEMBER GACZEWSKI	VOTED	YES
COUNCIL MEMBER RUFFINO	VOTED	YES
COUNCIL MEMBER WALTER	VOTED	YES
SUPERVISOR COLEMAN	VOTED	YES
PLANNING BOARD MEMBER ANDERSON	WAS ABSENT	
PLANNING BOARD MEMBER GORSKI	WAS ABSENT	
PLANNING BOARD MEMBER KEEFE	VOTED	YES
PLANNING BOARD MEMBER KORZENIEWSKI	VOTED	YES
PLANNING BOARD MEMBER MCCRACKEN	VOTED	YES
PLANNING BOARD MEMBER SZYMANSKI	VOTED	YES
PLANNING BOARD CHAIRMAN CONNELLY	VOTED	YES

The meeting was adjourned at 6:30 P.M.

Signed _____
Diane M. Terranova, Town Clerk